

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
NOVEMBER 8, 1982

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor J. V. Stone
Deputy-Mayor Charles Taylor
Council Members Russell Sweetman
Jeffrey Siler
Bernard Samples
Shirley Heintz
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Jon Bormet
City Planner Alan Schwab

Geneva Rubins was interviewed for appointment as a Member of the City Beautiful Commission; Council concurred that legislation be prepared to make such appointment.

Joe Beyerle appeared before Council to discuss a visibility problem in front of his property at 55 West Franklin Street. A crab apple tree planted in the City right-of-way blocks the view of the sign advertising his business. This tree was planted several years ago through a project of the City Beautiful Commission. The tree has recently been trimmed to improve visibility. Council concurred that the tree remain in its present location and that the City Beautiful Commission continue to keep the tree trimmed.

Mr. Taylor left the Meeting at this time.

Mr. Schwab reviewed a Site Plan for Walden Place, a condominium development proposed at the end of Westerly Lane off South Main Street. The Plan differs from one previously submitted by the reduction of one unit and the inclusion of a loop road through the development in lieu of the long dead end streets. Streets within the development would be private streets accessing onto Westerly Drive and via Westerly Lane onto South Main Street.

Fire Chief Randall Staley believes previous problems have been resolved concerning traffic flow of emergency vehicles through the project. He believes that 18 foot streets will suffice but 20 foot would be more desirable.

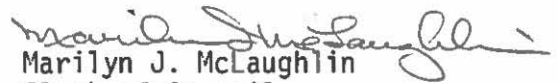
Steve Johnson, Applicant, agreed to provide a one foot gravel berm along each side of the streets to provide 20 foot access ways. He also agreed to rearrange garages in order to get all parked vehicles out the roadways. Mr. Johnson advised that he will work with the Board of Architectural Review to satisfy their requirements after the Site Plan has been approved by City Council.

The majority of Council concurred that the following be considered as conditions of approval of this Site Plan for Walden Place:

1. Garages be rearranged so that vehicles can park in driveway and not extend into the roadway.
2. No raised curb be permitted along the 18 foot wide streets.
3. A one foot gravel berm be provided along each side of all streets to create a 20 foot travel width.
4. No parking signs be erected throughout the development to prohibit parking along roadways and condominium documents prohibit such parking.
5. Before any construction begins, a perpetual maintenance agreement between all the property owners on Westerly Lane acceptable to the Centerville Municipal Attorney be legally recorded.
6. A plan for the storm water drainage on the site be approved by the City Engineer.
7. The entire length of Westerly Lane to State Route 48 be improved to standards approved by the City Engineer.
8. The water line and fire hydrant plans be approved by the Washington Township Fire Department.
9. A "T" intersection be constructed between existing Westerly Lane and the eastern entrance drive to the property.
10. The Plan be approved subject to the approval of the Board of Architectural Review in the areas of their authority.

Mr. Kenning reviewed a request of the State of Ohio, Department of Highways to close Bigger Road in two sections during improvement in 1984. The first section being that area between Alexandersville-Bellbrook Road and Thomas Paine Parkway for a period of 6 months, the second being that area between Thomas Paine Parkway and Hewitt Road for a period of 3-9 months. The second closing would follow the first closing. In order to keep Bigger Road open to traffic, an access road would have to be constructed, estimated to cost the City of Centerville \$25,000.00; the total cost of the access road being approximately \$100,000.00.

Fire Chief Randall Staley reviewed the impact this would have on fire protection for that area serviced by Station 4. The southern portion could be serviced by Station 1 and assistance from the Bellbrook Fire Department; while some type of reciprocity would have to be arranged with the City of Kettering to serve the northern section. Manpower for Station 4 would be cut in half for the entire period of closing. The majority of Council concurred that if the Plan proposed by the State of Ohio for an access road will be adequate, that said access road be constructed. Upon suggestion of Mr. Sweetman, Mr. Kenning will request that a State Representative attend a future Council Work Session to present their complete proposal to City Council.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____

Mayor

